

COMMITTEE AMENDMENT FORM

DATE: 7/30/08

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #08-O-1137 SECTION (S)

RESOLUTION I. D. #08-R- PARA.

AMENDS THE LEGISLATION BY ADDING ONE (1) CONDITION A SITE
PLAN RECEIVED BY THE BUREAU OF PLANNING JUNE 30, 2008.

AMENDMENT DONE BY COUNCIL STAFF 7/30/08

AN ORDINANCE
BY: ZONING COMMITTEE

Date Filed: 5-12-08

AN ORDINANCE TO AMEND ORDINANCE E-78-3 ADOPTED BY THE CITY COUNCIL ON NOVEMBER 6, 1978 AND RETURNED BY THE MAYOR, WITH NO SIGNATURE ON NOVEMBER 14, 1978 WHICH APPROVED AN EXCEPTION FOR A COMMUNITY UNIT PLAN (CUP), NOW A PLANNED DEVELOPMENT-HOUSING (PD-H) FOR PROPERTY PREVIOUSLY ADDRESSED UNDER THE CUP AS 3355 RIDGEWOOD ROAD, N.W. FOR THE PURPOSE OF A SITE PLAN AMENDMENT.

OWNER: WILLIAM M. MCCLATCHEY AS TRUSTEE OF THE MARVIN R. MCCLATCHEY RESIDUARY TRUST UNDER THE WILL OF MARVIN R. MCCLATCHEY
APPLICANT: WILLIAM M. MCCLATCHEY AS TRUSTEE OF THE MARVIN R. MCCLATCHEY RESIDUARY TRUST UNDER THE WILL OF MARVIN R. MCCLATCHEY

NPU-A

COUNCIL DISTRICT 8

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps ~~established in connection therewith be changed so that the following property located at~~ **3355 RIDGEWOOD ROAD, N.W.** be amended in accordance with a revised site plan, to wit:

ALL THAT TRACT or parcel of land lying in Land Lots 217 and 234, 17th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey/map.

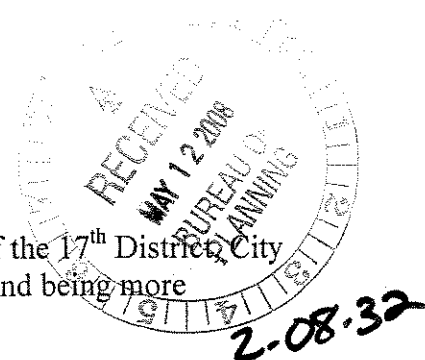
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

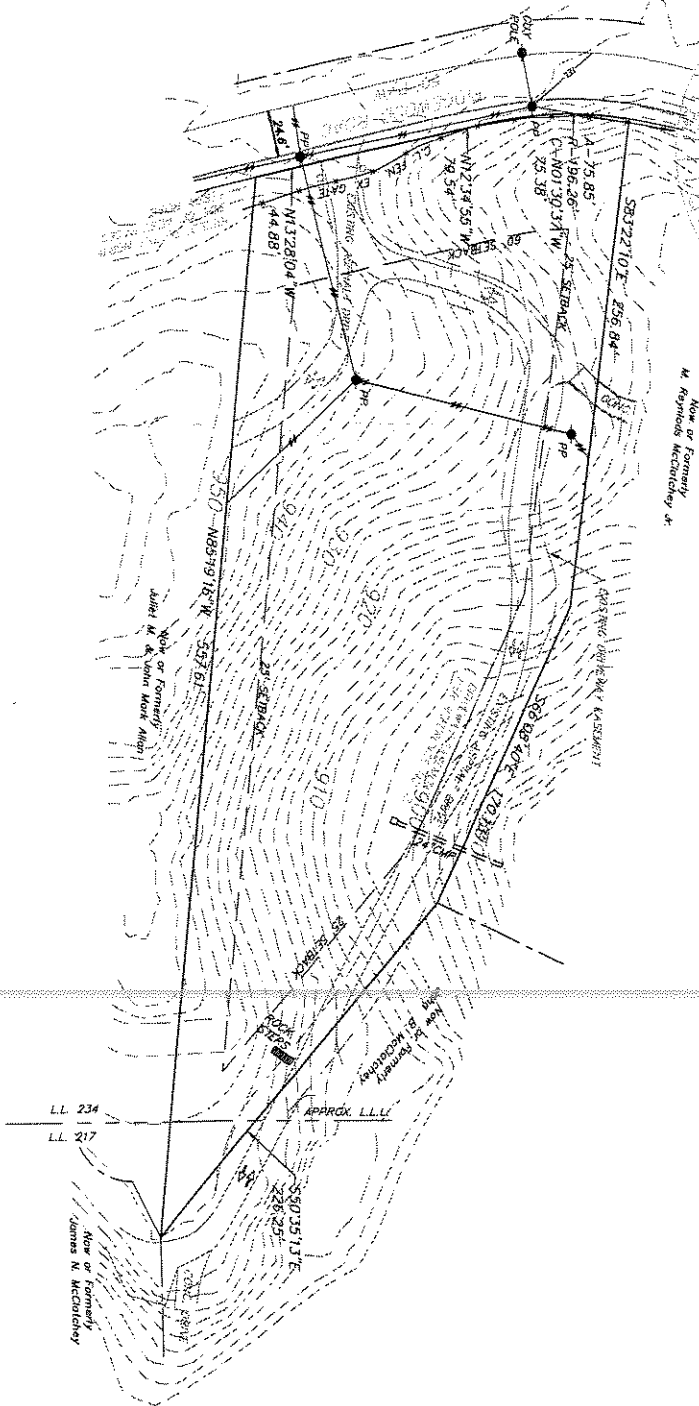
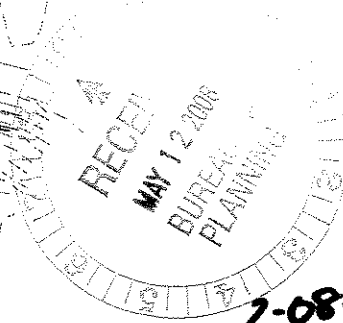
All that tract or parcel of land lying and being in Land Lots 234 and 217 of the 17th District, City of Atlanta, Fulton County, Georgia, containing 1.893 acres, more or less, and being more particularly described as follows:



Commencing at the intersection of the easterly right-of-way of Ridge Wood Road (50' R/W) and the northerly right of way line of West Paces Ferry Road, thence running northerly along the easterly right-of-way line of Ridge Wood Road a distance of 653.0 feet to an iron pin set and the POINT OF BEGINNING; thence running along the easterly right of way of Ridge Wood Road the following three (3) calls and distances: (i) North 13°28'04" West, a distance of 44.88 feet to a point, (ii) North 12°34'55" West, a distance of 79.54 feet to a point, and (iii) an arc distance of 75.85 feet to an iron pin found (said arc being subtended by a chord distance of 75.38 feet, a bearing of North 01°30'37" West and a radius of 196.26 feet); thence leaving the easterly right-of-way line of Ridge Wood Road and running South 83°22'10" East, a distance of 256.84 feet to a #8 rebar found; thence running South 66°08'40" East, a distance of 170.13 feet to a #4 rebar found; thence running South 50°35'13" East, a distance of 226.25 feet to a point; thence running North 85°19'16" West, a distance of 557.61 feet to an iron pin set and the POINT OF BEGINNING.

Said tract being shown on that certain survey entitled Survey for Marvin R. McClatchey Estate By-Pass Trust, prepared by Barton Surveying Inc., bearing the seal of Travis Durham, Georgia Registered Land Surveyor No. 2950, dated October 1, 2007 and last revised October 9, 2007.

ZONING	PD-4
MINIMUM BUILDING AREA	20,000 SF
MINIMUM BUILDING HEIGHT	15 FEET
NET LAND AREA	1.11 ACRES
GROSS LAND AREA	1.19 ACRES
FLOOR AREA RATIO	0.25
MAX LOT COVERAGE	25%
	12%



NOTES:
 1. THIS SITE IS NOT IN A 100-YEAR FLOODPLAIN PER FEMA MAP NUMBER 13170C0277 DATED JUNE 22, 1998.
 2. PROPOSED ZONING IS PD-4 WITH CONDITIONS.
 3. PROPOSED ZONING IS PD-4 WITH CONDITIONS.
 4. POSSIBLE PERMITTED ACCESSORY USES AND STRUCTURES:
 (a) GREENHOUSES, GARDEN SHEDS, PRIVATE GARAGES AND SIMILAR STRUCTURES.
 (b) BARN FOR KEEPING HORSES, PROVIDED THAT NO SUCH BARN SHALL BE WITHIN 50 FEET OF ANY LOT LINE.
 (c) USES WITHIN SERVANT QUARTERS, OR LODGING FACILITIES FOR CAREMAJORS.
 (d) SWIMMING POOLS, TENNIS COURTS, OR LODGING FACILITIES FOR CAREMAJORS.
 (e) HOME OCCUPATION, SUBJECT TO LIMITATIONS SET FORTH IN SECTION 16-21.01(1).
 (f) ACCESSORY BUILDINGS NECESSARY FOR ACTIVE CONSTRUCTION PROJECTS.
 (g) MAINTENANCE RADIO SERVICE ANTENNA TOWERS TO FEET OR FEET IN HEIGHT SHALL BE BY SPECIAL USE PERMIT AND COMPLY WITH AND SUBJECT TO SECTION 16-21.01(1). EXCEPT THAT SECTION 16-21.01(1) APPLICATIONS SHALL NOT BE APPLICABLE TO SUCH APPLICATIONS.
 EXCEPT IN THE CASE OF HOME OCCUPATION, NO ACCESSORY USE SHALL BE OF A COMMERCIAL NATURE.
 NO ACCESSORY BUILDING SHALL BE CONSTRUCTED UNTIL CONSTRUCTION OF THE PRINCIPAL BUILDING IS COMPLETED AND IN USE.
 NO ACCESSORY BUILDING SHALL BE USED OR OCCUPIED UNTIL THE PRINCIPAL BUILDING IS COMPLETED AND IN USE.

